

Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of

PLANNING BOARD

MINUTES - JANUARY 13, 1975

Members Present: Santomenna, Hannaford, Kulmala, Sauer, Zielinski

A report was received in the mail from the task force studying Hanscom Field. It was ultimately decided that Mr. Santomenna would review these reports.

Further discussion was held regarding the letter to be sent to the Board of Appeals regarding Gurry and Flynn's proposal for the Monument Square Building. At the last meeting the majority of the Board liked the letter drafted by Kay Kulmala favoring the proposal. This was reiterated at this meeting in that it was felt that there is more to be gained by permitting the change than lost. The improved appearance, better traffic flow, the easement for parking in the adjacent property and the safety improvement due to the elimination of parking in front of the building were the points to be gained and these seemed to override the lack of sufficient parking spaces. It was requested that there be a usage restriction suggested in the letter - that the building be used for services and not retail. If the bank is the tenant, it should be spelled out that a drive-in facility will be prohibited. If the bank is on the first floor, no more than one doctor's or dentist's office are to be permitted on the second floor although there may be two offices on the second floor. If there is no bank, then no more than four offices are to be permitted in the building. A new plan was presented by Mr. Flynn but it still contained only fifteen parking spaces. It was felt that granting this variance would not set a precedent due to the uniqueness of the situation - in that it is eliminating a dangerous parking condition in the front of the building and that it is improving the traffic circulation. Mr. Flynn requested that these be included in the letter to the Board of Appeals and he also requested that the improvement in the appearance of the structure and the safety situation be emphasized. Mr. Sauer asked that the negative aspects also be included in the letter - the added traffic in the center since a larger business area is bound to mean more traffic. Mr. Santomenna will redraft the letter and send a copy to Gurry and Flynn.

The secretary will write to Mr. Richard Wells, the Planning Board's contact from the Finance Committee stating that our budget of \$5,000.00 will

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remain the same as last year unless the report of the Master Planning Committee makes an increase seem necessary. If the consultation of a master planner seems desirable, this could be accomplished in a special warrant article. However, such a fund would have to be justified. The breakdown on this \$5,000 is as follows:

Internal Expenses	\$2,000.00
Consultant	1,000.00
Engineering Services	<u>2,000.00</u>
	\$5,000.00

Mr. Hannaford recommended that the Board approve the purchase of a map file which would consist of a base and two sections - each section containing five drawers and each drawer being two inches deep and measuring 55" x 36". A motion was made, seconded and approved to authorize Mr. Hannaford to acquire a map file for the Board, the total cost of which is not to exceed \$400.00.

Word has been received from Edna Sleeper's attorney that in connection with her plan to subdivide her land, she is willing to give the Town a bank book containing \$850.00 as security in the name of the Town of Carlisle and Edna Sleeper to cover improvements to the existing driveway. The drive is to be gravelled to 16 feet wide and have a turn-around of specified dimensions. Mr. Santomenna said there should be a deadline on the work to be done - a reasonable period of time of either a year or eighteen months. Also the bank book should be in the name of the Town with the interest paid to Mrs. Sleeper. An effort will be made to include these changes in the agreement.

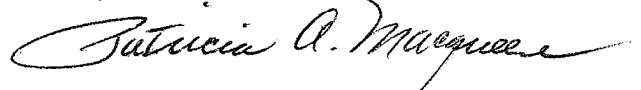
Mr. Santomenna reiterated that he will resign as Chairman at the next meeting but will continue to serve out his term of office.

SILC has requested that all member towns put an article in their Annual Town Meeting Warrant setting up a transportation district so that area currently used as railroad right-of-way could not be sold. There was no decision on this matter.

The Board of Selectmen has advised this Board that it would not include the proposed driveway regulation in the town warrant. Action will be considered on this at a later meeting.

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,



Patricia A. Macqueene
Secretary